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# Wycliffe Road, Abington, NN1 5JH

£100,000 Apartment



**Platinum Trusted Service Award**

Based on service ratings over the past year

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Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Abington

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## Property Summary

A one bedroom flat located in the sought after area of Abington, close to local amenities, Abington Park, Northampton General Hospital and 1.4 miles (approx) to Northampton University.

## Features & Utilities

- ✓ One Bedroom Flat
- ✓ Kitchen/Lounge
- ✓ Double Bedroom
- ✓ Shower Room
- ✓ Outside Area
- ✓ Great Location
- ✓ Close To Abington Park
- ✓ Close To Northampton General Hospital
- ✓ Close To Northampton Univesity
- ✓ No Chain

# Property Overview

A one bedroom flat located in the sought after area of Abington, close to local amenities, Abington Park, Northampton General Hospital and 1.4 miles (approx) to Northampton University. The accommodation comprises door to front, lounge/kitchen area, inner hall, good size double bedroom, shower room and door to outside space. The property is offered with no onward chain. EPC Rating: C. Council Tax Band: A

## ENTRANCE

Entrance door.

## LOUNGE AREA 4.98m x 2.95m (16'4 x 9'8)

uPVC double glazed bay window to front elevation. Electric storage heater.

## KITCHEN AREA 2.78m x 2.00m (9'1 x 6'7)

A range of wall and base units with work surfaces over. Built in oven, hob and extractor. Space for fridge and washing machine.

## SHOWER ROOM

uPVC double glazed window to rear elevation. Suite comprising walk in shower, low level WC and wash hand basin. Electric fan.

## INNER HALLWAY

Doors to storage cupboard and outside space.

## BEDROOM 3.07m x 2.95m (10'1 x 9'8)

uPVC double glazed window to side elevation.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Ask Agent



Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Ask Agent

Parking – No

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **LEASEHOLD INFORMATION**

We have been advised of the following: –

Service Charge – £TBC

Review Date – TBC

Ground Rent: £TBC

Length of Lease: TBC

This information would need to be verified by your chosen legal representative.

### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

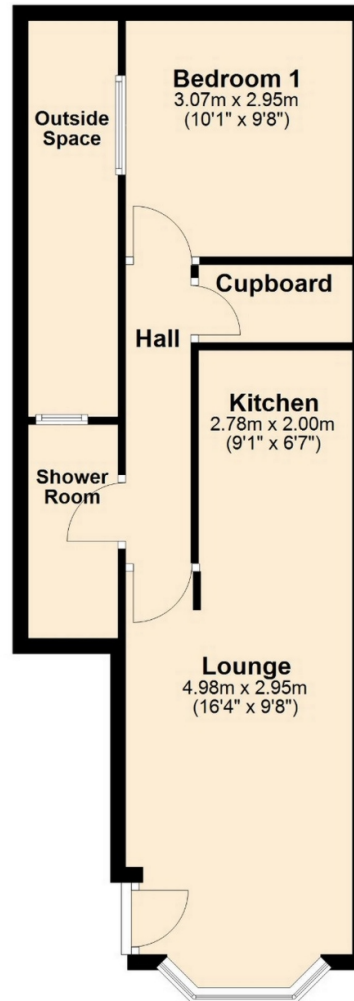
## AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

## Floor Plan

Approx. 46.1 sq. metres (496.0 sq. feet)



Total area: approx. 46.1 sq. metres (496.0 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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